

MUNICIPAL COUNCIL

The Regular Session of the Municipal Council of the Municipality of the County of Colchester was conducted in-person and virtually combined, on Thursday, August 29, 2024, at 6:00 pm.

In peace and in friendship, and in the spirit of truth and reconciliation, it was acknowledged that the Municipality of Colchester is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq.

Roll Call

Mayor Christine Blair, Chair	
Councillor Eric Boutilier	District 1
Councillor Laurie Sandeson	District 2
Deputy Mayor Geoff Stewart	District 3
Councillor Mike Cooper	District 4
Councillor Tim Johnson	District 5
Councillor Karen MacKenzie	District 6 (<i>regrets</i>)
Councillor Michael Gregory	District 7 (<i>regrets</i>)
Councillor Lisa Patton	District 8
Councillor Marie Benoit	District 9
Councillor Victoria Lomond	District 10
Councillor Wade Parker	District 11

Staff Present

Dan Troke, Chief Administrative Officer
 Michelle Boudreau, Director of Public Works
 Scott Fraser, Director of Corporate Services
 Dennis James, Municipal Solicitor
 Paul Smith, Director of Community Development
 Phillip Redden, Director of Solid Waste
 Tracey Venno, Recording Secretary
 Jenn Mantin, Economic Development Officer
 Jeanette Himmelman, Systems Analyst
 Craig Burgess, Recreation Manager

Approval of Agenda

Moved by Councillor Boutilier, seconded by Councillor Patton

“That the agenda be approved with the following addition: 13b, Congratulations to Dr. Karen Ewing.” Carried unanimously.

Approval of Minutes

Moved by Councillor Cooper, seconded by Councillor Sandeson

“That the minutes of the meeting held on June 25 and August 15, 2024, be approved as presented.” Carried unanimously.

Business Arising from Minutes

Referring to the Cliffs of Fundy Geopark and cost sharing of staff resource allocations with Cumberland County, Councillor Sandeson asked if an agreement has been formalized. The CAO advised that there is no formal agreement as yet, however, there is a commitment for cost sharing.

Scotia Pool Business Plan Presentation

Dwight Giddens, Scotia Pool Board of Directors and Jason Steele, Truro & Colchester Partnership for Economic Prosperity, were in attendance to give presentation on the recently completed Scotia Pool Business Plan. Highlights of the presentation included a brief history of Scotia Pool; the importance of the pool in the communities with supporting health care professional testimonials from Ainsley Mullen and Dr. Andria Macaulay; a

business overview; utilization data; market trends, opportunities and cultural factors; sales & marketing plan; short term action plan; and, financial information and projections, as well as requests going forward.

Moved by Deputy Mayor Stewart, seconded by Councillor Sandeson

“That Council supports Scotia Pool’s Business Plan and supports funding as outlined in Chart 2 of the report; and,

That Scotia Pool provide quarterly reports to Council.”

amending motion

Moved by Councillor Boutilier, seconded by Councillor Parker

“That Council supports the originally approved \$75K budget line item, plus the \$50K as approved during budget deliberations, as well as an additional \$50K, for a total of \$175K in the current fiscal year.” Carried unanimously.

The amending motion having carried, the original motion was voted on and carried unanimously.

**Standing Committee Reports
and Recommendations**

Deputy Mayor Stewart, Chair of Council Committee, presented the report from *the meeting held on August 15, 2024.*

Disposal of Surplus Parkland, Truro Heights

Moved by Deputy Mayor Stewart, seconded by Councillor Sandeson

“That Council approves that the Franklin Drive property, PID 20254462, be retained by the Municipality.” Carried unanimously.

Matching Funds for Regional Public Transit Feasibility Study

Moved by Deputy Mayor Stewart, seconded by Councillor Boutilier

“That Council approves a \$10,225 cash contribution and \$2,625 in staff time for a Regional Public Transit Feasibility Study, as a matching contribution to the Sustainable Communities Challenge Fund grant.” Carried unanimously.

Half Ton Truck – Award of Tender

Moved by Deputy Mayor Stewart, seconded by Councillor Patton

“That Council authorizes staff to proceed with the purchase of a half-ton truck from Hollis Ford for a total financial commitment of \$56,383.50, excluding HST, with source of funds being the Public Works Vehicle Reserve; and,

That the used truck being replaced is disposed of privately with sale proceeds going back to the Public Works Vehicle Reserve.” Carried unanimously.

Purchasing & Tendering Policy Amendments

Clarification was sought on section 14 c) of the Policy, specifically around tenders being opened in front of at least one member of senior management and one other employee. The Director of Public Works noted that this should not have been stricken from the Policy.

Moved by Deputy Mayor Stewart, seconded by Councillor Patton

“That Council approves the amendments to the Purchasing and Tendering for Goods, Services and Construction Projects Policy, with the additional noted amendment regarding the opening of tenders.” Carried unanimously.

Emergency Repairs – Road Culverts

Moved by Deputy Mayor Stewart, seconded by Councillor Benoit

“That Council directs staff to investigate a restrictive reserve/contingency fund for possible emergency repairs on County owned roads due to climate events.” Carried unanimously.

Property Matter – Salmon River School Property Future Direction

Councillors Boutilier and Patton declared a conflict and recused themselves from discussion on this matter.

Moved by Deputy Mayor Stewart, seconded by Councillor Johnson

“That Council approves entering into a memorandum of understanding with Pinnacle Construction Limited for the purposes of establishing a housing development on a portion of the former Salmon River School property at a purchase price of \$9,000 per acre for seven acres, totalling \$63,000.” Carried unanimously.

Property Matter – 6 Ventura Ave.

Moved by Deputy Mayor Stewart, seconded by Councillor Cooper

“That Council refers the property matter as discussed in closed session to staff to proceed with a commercial appraisal.” Motion carried (*Deputy Mayor Stewart opposed*).

Flood Advisory Committee – Minutes of meeting held on August 12, 2024

Moved by Councillor Johnson, seconded by Councillor Patton

“That the minutes from the Flood Advisory Committee meeting held on August 12, 2024, be received.” Carried unanimously.

Planning Advisory Committee – Report of meeting held on August 13, 2024

Moved by Councillor Patton, seconded by Councillor Cooper

“That the report from the Planning Advisory Committee meeting held on August 13, 2024, be received.” Carried unanimously.

Debert Business Park Advisory Committee – Minutes of meeting held on August 14, 2024

Moved by Councillor Boutilier, seconded by Councillor Benoit

“That the minutes from the Debert Business Park Advisory Committee meeting held on August 14, 2024, be received.” Carried unanimously.

Mayor Blair noted an error in the minutes under acceptance of agenda - as Chair of the meeting on August 14th, she was not the mover of the motion and this should be corrected prior to presenting to the Committee for approval.

ACTION ITEMS

First Reading – Adoption of Appeals Committee By-law and Amendments to Various other By-laws with Appeal Committee Provisions

Paul Smith, Director of Community Development, advised that this item is to consider First Reading of a new Appeals Committee By-law as well as amendments to the Adult Entertainment Establishment, Commercial Dog Care and Kennel Facility, Construction and Demolition Disposal, Livestock Control, Sewer Use, Taxi, Dangerous or Unsightly Premises and Wind Turbine Development By-laws, all which contain Appeal Committee provisions. Following a previous staff report and recommendation, Council directed staff to look into the possibility of consolidating by-laws to have one committee to handle all appeals under the various by-laws. Under requirements of the Municipal Government Act, adoption/amending of by-laws require two readings. First Reading is essentially to announce Council’s intent to consider, and if approved, Second Reading would take place at the September Council meeting.

Moved by Councillor Sandeson, seconded by Councillor Lomond

“That Council approves, by way of First Reading, the following By-laws as presented:

- 1) Adoption of Chapter 17 Appeals Committee By-law; and,
- 2) Amendments to the following:

Chapter 55 Adult Entertainment By-law;
Chapter 36 Commercial Dog Care and Kennel Facility By-law;
Chapter 57 Construction and Demolition Disposal By-law;
Chapter 21 Dangerous or Unsightly Premises By-law;
Chapter 14 Livestock Control By-law;
Chapter 29 Sewer Use By-law;
Chapter 20 Taxi By-law; and,
Chapter 56 Wind Turbine Development By-law.” Carried unanimously.

Capital Budget Approval

Scott Fraser, Director of Corporate Services, provided a brief presentation on the draft 2024/25 Five-Year Capital Budget which included a comparison of capital versus operating budgets; capital assets and

financing options; decision making process for new projects and equipment; fiscal sustainability; debt ratios; and current balances and forecasted changes to existing reserves. Also included was a review of the capital budget document contents. Mr. Fraser noted an amendment to year one of the budget, namely for the Fundy Discovery Site, which would be to include \$100K for building accessibility and functionality as well as parking improvements.

Discussion was held on benefits of strategic planning for growth and development; investment and prioritizing; possibility of raising taxes and borrowing; exploring funding opportunities for capital projects; and timing of dealing with capital budget versus operating. Clarification was sought on the inclusion of airport runway paving when the project has not yet been approved by Council. Mr. Fraser advised that it is included as a placeholder but would require approval of Council before advancing. Responding to a query on a new line item in 2025/26 for work to the front entrance of the building, it was noted that this was included to address accessibility improvements.

Moved by Councillor Johnson, seconded by Councillor Lomond

“That Council approves the five-year Capital Budget, with the inclusion of \$100K for the Fundy Discovery Site.” Carried unanimously.

Extension Request – County-wide Municipal Planning Strategy and Land Use By-law

The Director of Community Development advised that this item is for Council to consider making a request of the Minister of Municipal Affairs and Housing for a deadline extension relating to the preparation of county-wide planning documents. Contributing factors in requesting an extension are the upcoming municipal election and changeover of Councils, as well as several difficult planning issues that need to be resolved including coastal protection, wind turbines, seasonal land uses and agricultural land protection. Several municipalities are faced with the same challenges and have also requested extensions.

Moved by Councillor Boutilier, seconded by Councillor Johnson

“That Council authorizes the Mayor (or CAO) to make a request of the Minister of Municipal Affairs and Housing to extend the minimum planning standards deadline until June 30, 2025.” Carried unanimously.

First Reading – Amendments to Subdivision By-law

The Director of Community Development provided a brief overview of proposed amendments to the Subdivision By-law. These amendments relate to Canadian Radio-Television and Telecommunications Commission regulation changes resulting in a requirement for a telecommunication company to acquire land prior to the placement of a communication tower. Similar to a previous item, this item is to consider First Reading of proposed amendments and if approved, advance to a Public Hearing and Second Reading on September 25th.

Concern was raised on section 28b, specifically around who would bear the cost on private roads, the homeowner or development, and that this should be clearly defined in the By-law.

Moved by Councillor Parker, seconded by Councillor Patton

“That Council approves at First Reading, the amended Subdivision By-law as presented, for purposes of forwarding this document to a Public Hearing reserving consideration of the amendments until Second Reading following the Public Hearing.” Motion carried (*Councillor Parker opposed*).

**Tipping Fees for Demolition at
1142 Salmon River Road**

Councillor Johnson brought this item forward dealing with a Dangerous or Unightly order on a property in Salmon River. Due to extenuating circumstances, Mennonite Disaster Service (MDS), a non-profit organization, stepped in to assist the property owner with the demolition.

Brief discussion was held on the weight of the materials and overall cost being approximately \$2,700. The Director of Solid Waste advised that the contractor did an excellent job sorting materials before being brought to the facility. Discussion was also held on setting a precedent and two instances in the past where tipping fees were covered.

Moved by Councillor Johnson, seconded by Councillor Cooper

“That tipping fees be covered for materials from the demolished residence located at 1142 Salmon River Road.” Carried unanimously.

**Colchester Ground Search and
Rescue Funding**

Councillor Benoit brought this item forward noting the critical work of Colchester Ground Search and Rescue (CGSAR). The organization is instrumental as emergency responders and the volunteers dedicate much of their time to training. Although fundraising is a necessary part of their strategic planning, Councillor Benoit indicated that she would like to see the CGSAR annual budget line item increased to allow more time be spent on training rather than fundraising.

Discussion was held on other funding sources for CGSAR, the Municipality being a major funding contributor and how the organization bills for services outside the County, including the Town of Truro.

Moved by Councillor Benoit, seconded by Councillor Patton

“That an increase in the budget line item for 2025/26 for Colchester Ground Search and Rescue be referred to staff.” Carried unanimously.

**Water Royalties Letter to
Premier – Request for Update**

Referring to a letter previously sent to the Premier, Councillor Parker raised the issue of water royalties, past discussions with the Premier, and most recently the Province indicating municipalities need to find more ways to bring in revenue. With no response on the initial letter, Councillor Parker indicated he would like to see a follow up letter sent.

Moved by Councillor Parker, seconded by Councillor Patton

“That a follow-up letter be sent to the Premier with a copy of the original letter requesting a meeting or a response to the original correspondence.” Carried unanimously.

It was agreed that the letter to the Premier be copied to the Department of Natural Resources and Renewables.

Congratulations – Dr. Karen Ewing

Councillor Lomond advised that she would like to acknowledge and congratulate Dr. Karen Ewing recently awarded the King Charles III coronation Medal for her hard work, dedication and commitment to the Veterans Memorial park in Bass River.

Correspondence – ACTION

Tricia Ralph, Office of the Information & Privacy Commissioner

Letter to the CAO dated June 25, 2024, regarding a proclamation for Right to Know Week in Nova Scotia.

Discussion was held on a review that is currently underway on FOIPOP and Council should await the outcome of the review before agreeing to this.

Moved by Councillor Cooper, seconded by Councillor Johnson

“That the letter to the CAO dated June 25, 2024, regarding a proclamation for Right to Know Week in Nova Scotia be received for information.” Motion carried (*Mayor Blair opposed*).

Laura Cunningham, Capital Program Administration Officer

Letter dated July 17, 2024, concerning road submission list for fiscal 2025/26 under the cost share agreement on the paving of J-Class roads.

Moved by Councillor Johnson, seconded by Councillor Sandeson

“That the letter concerning road submission list for fiscal 2025/26 under the cost share agreement on the paving of J-Class roads be referred to staff.” Carried unanimously.

Sherri Lohnes, Event Coordinator, Steps on Arthur Foundation

Letter dated May 28, 2024, regarding sponsorship opportunities for the 20th Annual Rotary House Challenge Golf Tournament.

Councillor Lomond and Councillor Sandeson declared a conflict of interest and recused themselves from discussion on this matter.

Moved by Councillor Benoit, seconded by Councillor Boutilier

“That Council supports hole sponsorship funding in the amount of \$500 for the Steps on Arthur 20th Annual Rotary House Challenge Golf Tournament.” Carried unanimously.

Clair Peers, Committee Chair, Onslow Belmont Fire Brigade

Letter to Councillor Benoit regarding the Onslow-Belmont Fire Brigade’s Annual Harvest Sale and Auction with a request to waive tipping fees for leftover materials.

Moved by Councillor Benoit, seconded by Councillor Patton

“That Council approves covering the tipping fee costs for leftover materials from the Onslow-Belmont Fire Brigade’s Annual Harvest Sale and Auction.” Carried unanimously.

Michelle Boudreau, Chair, Colchester EDI Committee

Letter to the Mayor and Council concerning a recommendation from the EDI Committee requesting the Flag Flying Policy be revisited.

Moved by Councillor Cooper, seconded by Councillor Parker

“That the letter from the EDI Committee requesting the Flag Flying Policy be revisited be received for information.” Motion DEFEATED (*all Council members opposed with the exception of Councillor Cooper*).

Moved by Councillor Lomond, seconded by Councillor Sandeson

“That the request from the EDI Committee to revisit the Flag Flying Policy be referred to staff to investigate what other municipalities are doing.” Motion carried (*Councillor Cooper opposed*).

Councillor Patton stepped away from the meeting briefly and was unavailable for voting on this item.

**Alyssa Pearce, Resident,
Dresden Way, Debert**

Letter from resident Alyssa Pearce, Debert and an accompanying petition, requesting a crosswalk on Plains Road.

Moved by Councillor Benoit, seconded by Councillor Boutilier

“That the letter from Alyssa Pearce and an accompanying petition, requesting a crosswalk on Plains Road be referred to staff.” Carried unanimously.

**Jill McGillicuddy, Senior
Planner**

Memo to Mayor and Council regarding an application for a development agreement by zzap Consulting Inc., for properties located on Vimy Road.

Moved by Councillor Boutilier, seconded by Councillor Sandeson

“That the memo regarding an application for a development agreement by zzap Consulting Inc., for properties located on Vimy Road be referred to PAC.” Carried unanimously.

**Barbara Fox, Resident, Brown
Road**

Email correspondence and accompanying information concerning a street light request on Brown Road.

Moved by Councillor Lomond, seconded by Councillor Patton

“That the street light request on Brown Road be referred to staff.” Carried unanimously.

**Correspondence -
INFORMATION**

Development Officer

A copy of the Development Activity Report received from the Development Officer for June and July 2024.

Building Inspector

A copy of Building Permit Statistics received from the Building Inspector for June and July 2024.

Moved by Councillor Cooper, seconded by Councillor Benoit

“That the reports from the Development Officer and Building Inspector be received.” Carried unanimously.

INFORMATION ITEMS

Reports from Councillors

Copies of reports from the Mayor and Councillors were circulated in the package and ‘On Table’ for this evening’s meeting.

CLOSED SESSION

Moved by Councillor Sandeson, seconded by Councillor Lomond

“That the meeting go into closed session at 8:59 pm.” Carried unanimously.

Moved by Councillor Patton, seconded by Councillor Benoit

“That the meeting reconvene in open session at 10:34 pm.” Carried unanimously.

Moment of Silence

Council observed a moment of silence for the recent passing of former Councillor Ralph Taylor. Mr. Taylor served on Council from 1979 to 1991.

Property Matter

Moved by Councillor Patton, seconded by Councillor Johnson

“That the property matter as discussed in Closed Session be referred to Council Committee in September.” Carried unanimously.

Contract Negotiations

Moved by Deputy mayor Stewart, seconded by Councillor Patton

“That Council approves the Benefits Agreement with Truro Heights Wind LP and authorizes the Mayor and/or CAO to sign the agreement.” Carried unanimously.

Legal/Negotiations

Moved by Councillor Benoit, seconded by Councillor Sandeson

“That Council write a letter to Truro Town Council advising their expectation to have a draft agreement as discussed in Closed Session be available for consideration at their regularly scheduled Council meeting on September 25, 2024.” Carried unanimously.

ADJOURNMENT

Councillor Gregory motioned that the meeting adjourn at 10:38 pm.

Tracey Veno
Recording Secretary